

SEVERANCE & MINOR VARIANCE SKETCH

**PART OF LOT 1, EAST OF ERAMOSA ROAD,
PART OF LOT 7, RANGE 2, DIVISION 'F' AND
PART OF BLOCK B, REGISTERED PLAN 405
GEOGRAPHIC TOWNSHIP OF GUELPH
AND PART OF BLOCK B AND PART OF LOT 15
REGISTERED PLAN 405**

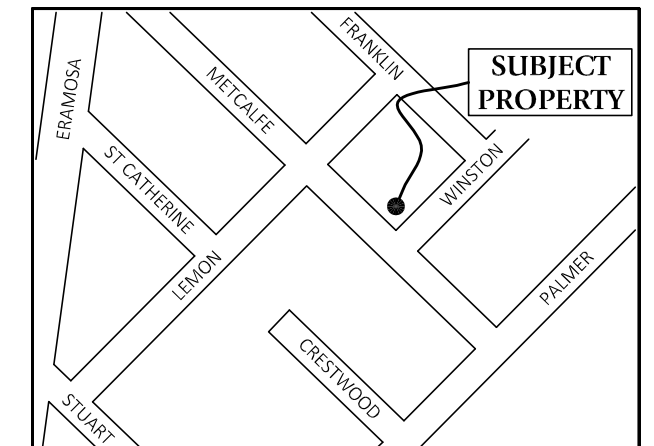
**CITY OF GUELPH
COUNTY OF WELLINGTON**

SCALE 1 : 300



VAN HARTEN SURVEYING INC.

KEYMAP



**LANDS TO BE
RETAINED ^(A)
AREA=300m²**

**MINOR VARIANCE
REQUEST:**
^(A) TO PERMIT A REDUCED LOT
AREA ON THE RETAINED
PARCEL TO BE 300m² INSTEAD
OF 460m² AS PER TABLE 5.1.2,
ROW 3 OF THE ZONING
BY-LAW

WINSTON CRESCENT

(ESTABLISHED BY REGISTERED PLAN 405)

PIN 71324-0002 (LT)

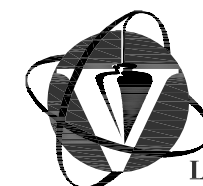
18.28m WIDE

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
ON THE 31st DAY OF MARCH 2020

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



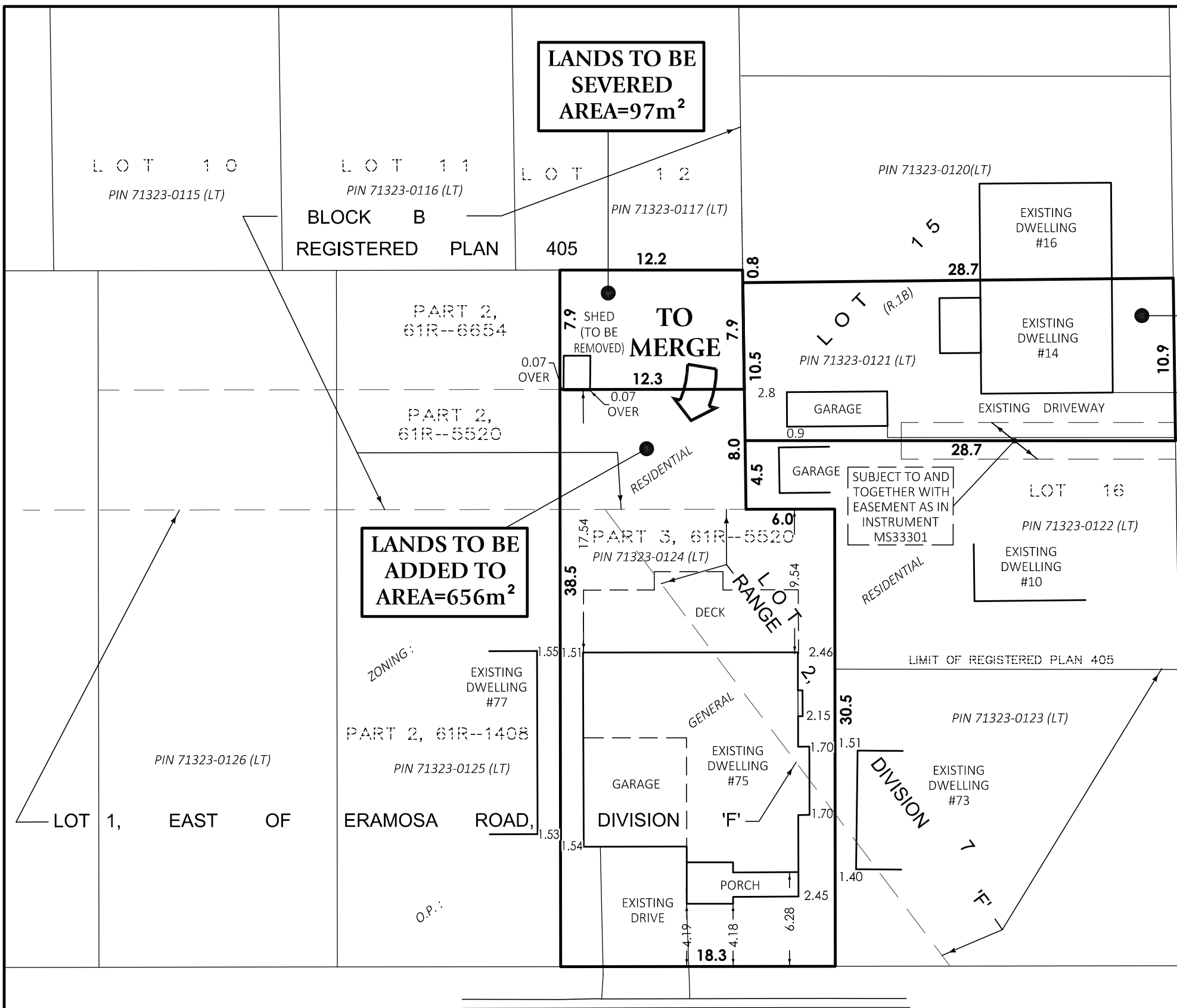
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 27937-20

Mar 31, 2020-10:15am
G:\GUELPH\405\ACAD\SEV LOT 7 (VAN DER ZANDE) UTM.dwg



METCALFE STREET

(ESTABLISHED BY REGISTERED PLANS 220 & 232)

PIN 71323-0134 (LT)

16.76m WIDE

**LANDS TO BE
ADDED TO
AREA=656m²**

**LANDS TO BE
SEVERED
AREA=97m²**

**TO
MERGE**

LOT 1, EAST OF ERAMOSA ROAD,

ZONING:

EXISTING DWELLING #77

PART 2, 61R--1408
PIN 71323-0125 (LT)

DIVISION 'F'

EXISTING DRIVE

PORCH

EXISTING DWELLING #75

GARAGE

EXISTING DWELLING #73

DIVISION 'F'

PIN 71323-0123 (LT)

LIMIT OF REGISTERED PLAN 405

RESIDENTIAL

EXISTING DWELLING #10

LOT 16

PIN 71323-0122 (LT)

EXISTING DRIVEWAY

GARAGE

GARAGE

SUBJECT TO AND TOGETHER WITH EASEMENT AS IN INSTRUMENT MS33301

EXISTING DWELLING #14

EXISTING DWELLING #16

PIN 71323-0120(LT)

LOT (R.1B)

PIN 71323-0121 (LT)

RESIDENTIAL

PART 3, 61R--5520
PIN 71323-0124 (LT)

DECK

GENERAL

PART 2, 61R--6654

PART 2, 61R--5520

BLOCK B
REGISTERED PLAN 405

LOT 11
PIN 71323-0116 (LT)

LOT 12
PIN 71323-0117 (LT)

LOT 10
PIN 71323-0115 (LT)